

ZONING AND ADJUSTMENT BOARD

May 5, 2003

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, May 5, 2003 at 6:35 P.M. with the following members present: Chairman Larry Story, Dossie Singleton, Dave Pierazek, Richard Bradley, Doug Childers, Jr., and Todd Brown. Evan Merritt, Mark Caruthers, Dale Nichols, Rusty Mask, and Frank Topping were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bradley made a motion to approve the minutes from the ZAB Meeting on April 21, 2003. Mr. Brown seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

ZP2003-28

Egbert Smith

Mr. Bradley made a motion to remove the case from the table. Mr. Childers seconded the motion and the motion carried. Egbert and Avery Smith were present and requesting a rezoning from R2 and A1 to R2C on .45 acres MOL. There were ten notices sent. Of the ten notices sent, one was received in favor and two in objection. The letters of objection were read into the record. Mr. Childers made a motion to recommend approval of the rezoning to the Board of County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-37

Bigham Hide Co.

Reggie Caruthers, representative for the applicant, was present and requesting a rezoning from A5 to RR1C on 3.1 acres MOL. There were fourteen notices sent. Of the fourteen notices sent, none were received in favor and none in objection. There were no objections from the audience. Mrs. Neal declared a conflict of interest due to her being the closing agent for the applicant. There were no further questions or discussion from the Board. Mr. Brown made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-40

Robert & Rhonda McLucas

Robert and Rhonda McLucas were present and requesting a rezoning from A5 to RR1C on 20.25 acres MOL. There were twelve notices sent. Of the twelve notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Singleton made a motion to recommend approval of the rezoning to the Board of Sumter County

Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-43

Michael D. Havens

Michael Havens was present and requesting a rezoning from A5 to RR1 on 1.33 acres MOL on a parcel created by lineal transfer in 2000. There were four notices sent. Of the four notices sent, none were received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Brown made a motion to recommend approval of the rezoning to the Board of County Commissioners based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

ZP2003-35

Eileen Keeler

Dale Coppenbarger, representative for the applicant was present and requesting a Temporary Use Permit for three years to allow a mobile home on the property for a caregiver's residence. There were five notices sent. Of the five notices sent, none were received in favor and two in objection. The letters of objection were read into the record. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Singleton made a motion to approve the request of the Temporary Use Permit based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-42

Samuel & Susan Grace

Samuel and Susan Grace were present and requesting a Temporary Use Permit for one year to allow an RV on the property while the permanent residence is under construction. There were eight notices sent. Of the eight notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Childers made a motion to approve the request of the Temporary Use Permit based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

ZP2003-38

St. Catherine Missionary Baptist Church

Michael Graham was present and requesting a Special Use Permit for a Christian academy on 20 acres MOL. There were ten notices sent. Of the ten notices sent, none were received in favor and none in objection. Mr. Graham formally amended his application to allow K-12th grades. The Board also discussed the traffic generation issues. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Brown made a motion to approve the request for the Special Use Permit with conditions based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-41

David Kim

David Kim was present and requesting a Special Use Permit for a wholesale plant nursery. There were five notices sent. Of the five notices sent, two were received in favor and none in objection. There were no objections from the audience. The Board discussed the illegal access to the north side of the property. There were no further questions or discussion from the Board. Mr. Brown made a motion to approve the request of the Temporary Use Permit based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

Public Forum

The Board held a discussion regarding the width of easements for property exempt from subdivision. Mrs. Rogers stated she would take the Board's comments under advisement. No action was taken at this time.

Mr. Singleton made a motion to adjourn the meeting. Mr. Pierazek seconded the motion and the motion carried.

The meeting adjourned at 7:22 p.m.

Chairman
Zoning & Adjustment Board